



Arlington Historic District Commissions Application for Certificate

(Read attached instructions
before completing form)

For Commission Use Only:

Date Rec: _____

Hearing Date: _____

Certificate #: _____

Monitor: _____

Certificate Requested:

- ☒ **Appropriateness** – for work described herein
☐ Minor project ☒ Major Project ☐ Demolition
☐ **Non-Applicability** – for the following reason(s):
☐ Not subject to public view
☐ Maintenance, repair, or replacement using same design and materials
☐ Proposed change specifically excluded from review under Bylaw
☐ Other: _____
☐ **Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

General Information:

Property Address 187 Lowell St District Mt. Gilboa
 Owner(s) Charles Grinnell Email cmgrinnell@mac.com
 Owner's Phone (h) cell: 603-387-9135 (w) _____ (fax) _____
 Owner's Address 187 Lowell St
 Applicant (if not Owner) same
 Applicant's Phone (h) same (w) _____ (fax) _____
 Applicant's Address same
 Applicant's Relationship to Owner same
 Contractor Home Owner Phone same
 Architect Will Rowland Phone (617) 943-5205

Dates of Anticipated Work: Start Summer 2020 Completion Spring/Summer 2021

Description of Proposed Work: (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole. We propose a new dwelling on the vacant parcel beside 187 Lowell St. This property had AHDC approved (but not built) designs in 2011 that have helped guide the current application regarding the most appropriate scale, siting, style, and design elements. Our priority is to maintain the open space the neighborhood currently enjoys while enhancing the district with a Victorian style home that we hope appears more like a careful restoration than a new build.

Required Documentation Acknowledgement: (see attached instructions)

☒ I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s): Charles Grinnell Date: 06/02/20

Application Information and Instructions

REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT: Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commission's Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

Types of Certificates:

Certificate of Appropriateness – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

Minor Projects: doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

Major Projects: new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

Demolition Projects: removal of any existing structure or portion thereof in a Historic District.

Certificate of Non-Applicability – Issued for matters that are specifically excluded from AHDC review.

Certificate of Hardship – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

Required Documentation: At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

Application Deadlines: The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

Minor Projects: 7 calendar days prior to scheduled hearing

Major Projects or Demolition: 14 calendar days prior to scheduled hearing

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month.

Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

Contact Information: Additional information is available at: arlingtonhistoricdistrict.com. Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, ahdc@town.arlington.ma.us, (781) 316-3265, or c/o Dept of Planning and Community Development, Town Hall Annex - First Floor, 730 Massachusetts Ave., Arlington, MA 02476. Any additional questions can be addressed to the Commission's Chair Stephen Makowka at ahdcchair@town.arlington.ma.us.

ARLINGTON HISTORIC DISTRICT APPLICATION

Supporting Documentation Checklist

Property Address 187 Lowell St. District Mount Gilboa
 Applicant's Name Charles Grinnell Email cmgrinnell@mac.com
 Applicant's Phone (Day) mobile (Mobile) 603-387-9135

☐ **For Minor Projects or ☐ Certificate of Non-Applicability**

☐ **Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

☐ **Manufacturer's literature and specifications sheets describing the proposed feature(s)**

☐ **Description of how the proposed work is either compatible with the District or Non-Applicable**

☒ **For Major Projects**

☒ **Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

☒ **Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

Plans

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

Elevations of building facades- identify:

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

Wall sections (especially showing projecting features such as bays, balconies, porches, additions)

Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)

Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)

For projections, additions and new construction also include:

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

TBD ☐ **Manufacturers' literature and specification sheets describing the proposed components**

TBD ☐ **Suggested Supporting Submittals: Model; Physical Samples**

☒ **Description of how the proposed work is compatible with the District.**

☐ **For Demolition**

☐ **Statement of current state of existing structure and reason for demolition**

☐ **Statement of the historic significance of the structure**

☐ **Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

☐ **Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s): Charles Grinnell Date: 06/02/20

Grinnell AHDC Application – June 2020

Lowell Street – Mt. Gilboa District

Headings and description as stated on the AHDC *Supporting Documentation Checklist for Major Projects*

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3.1 Plans	
Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)	
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3.2 Elevations of building facades- identify:	
Foundation; Siding; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage	
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3.3 Wall sections	
Especially showing projecting features such as bays, balconies, porches, additions	
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3.4 Relevant exterior detail drawings	
Architectural trim, eaves, doors, windows, caps, columns, vents, rail systems	
To be submitted next step as appropriate	tbd
3.5 Profile drawings	
Window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim	

Grinnell AHDC Application – June 2020

Lowell Street – Mt. Gilboa District

To be submitted next step as appropriate

tbd

3.6 For projections, additions and new construction also include:

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

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4 Manufacturers' literature and specification sheets

To be submitted next step as appropriate

tbd

5 Suggested Supporting Submittals: Model; Physical Samples

To be submitted next step as appropriate

tbd

Grinnell AHDC Application – June 2020 New Dwelling Adjacent to 187 Lowell St.

Introduction and Narrative

A Victorian styled dwelling is proposed for construction on the vacant lot adjacent to 187 Lowell Street in the Mt. Gilboa Historic District. When the original 187 parcel was subdivided into 3 lots over 10 years ago, there were AHDC approved plans for new dwellings on both sides, although only one was built at that time (now 191 Lowell).

The original 187 home, built in 1898, is a simple, clapboard Queen Anne. The new proposed dwelling is designed in the spirit of the original house and targets maintaining the unique character of the property.

First and foremost it is important to keep the current open space along Lowell St., a significant feature of the original property. 187 Lowell is situated 100' +/- back from the street providing generous and unusual open space. Siting the new dwelling similarly back on the lot would have been a natural choice had it been built in the late 1800's as was 187.

We feel that 187 also should maintain a certain prominence on the property. The grade at the 187 foundation, 107.88', is 17' higher than the street level and its peak is 140.86'. The proposed new dwelling is set back further on the lot than 187 and will have a peak lower by 2'. Also, the massing of the new dwelling is reduced compared with 187 by having a single floor below the roof as opposed to two.

All of the key details of the new dwelling will follow 187 and other fine Victorians in the district. The classic 12/12 roof pitch and use of supporting and gable brackets are seen everywhere. The proposed front bay is very common along with the 12/12 dormers on the roof. The existing homes on either side have brick foundations that will be replicated on the new dwelling. The new retaining walls that create the driveway and allow the cars and carriage doors in front to be largely obscured from the road will be stone to match the existing wall along the street.

In summary, our hope is to end up with a charming and completely appropriate home that appears more like a careful restoration than a new build.

Photos of Nearby Neighbors



- 1 203 Lowell - North corner of Lowell and Elder Terrace



- 2 197 Lowell - South corner of Lowell and Elder Terrace



3 191 Lowell - new build on 187 original parcel 2011



4 187 Lowell and proposed site to right



5 175 and 169-171 Lowell – neighbors to south



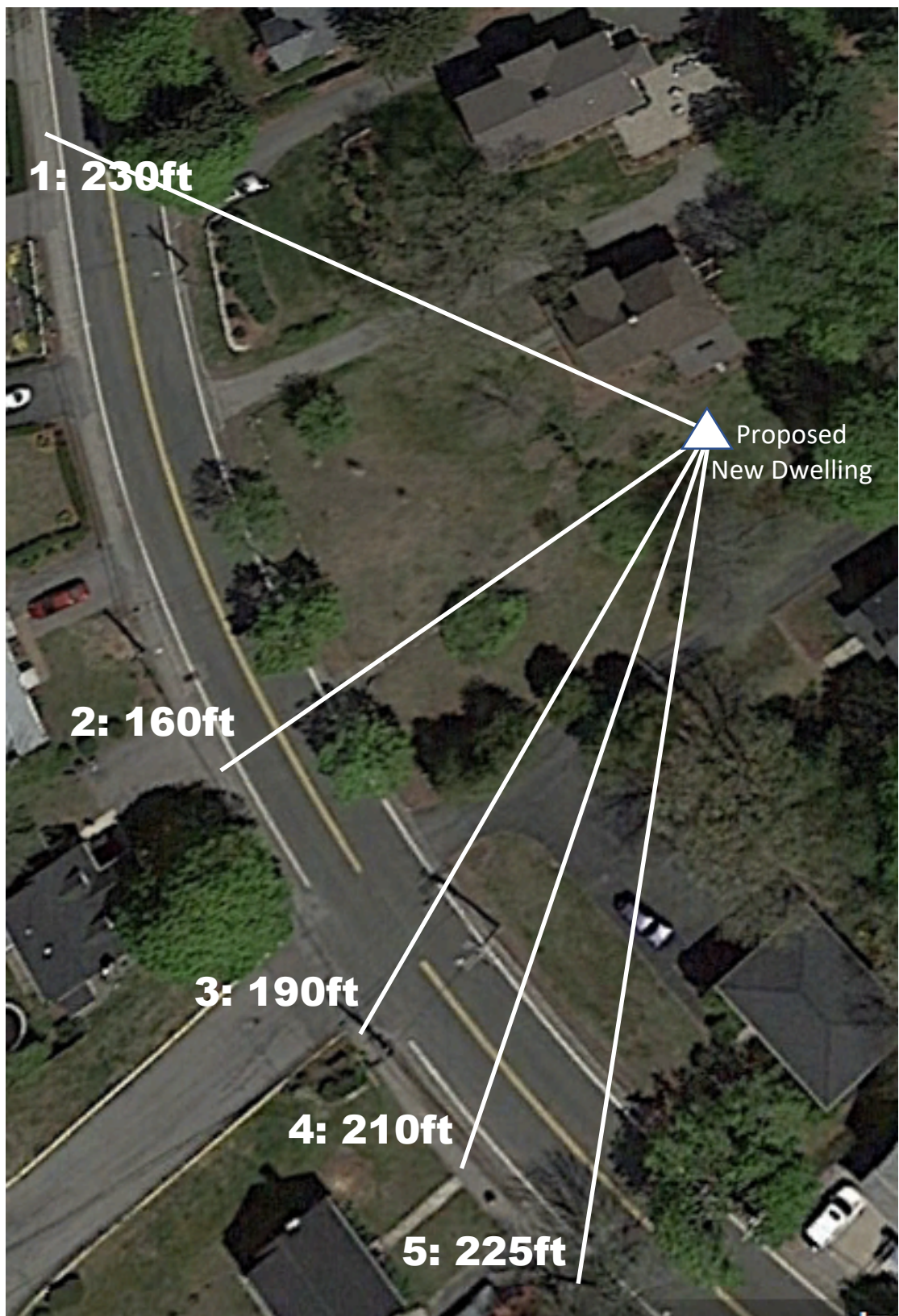
6 Across Lowell to South



7 Across Lowell to North



Street Views of Proposed Site



1: 230ft



Grinnell

June 2020 Application

Street Views

2: 160ft



Grinnell

June 2020 Application

Street Views

3: 190ft



Grinnell

June 2020 Application

Street Views

4: 210ft



Grinnell

June 2020 Application

Street Views

5: 225ft



Grinnell

June 2020 Application

Street Views





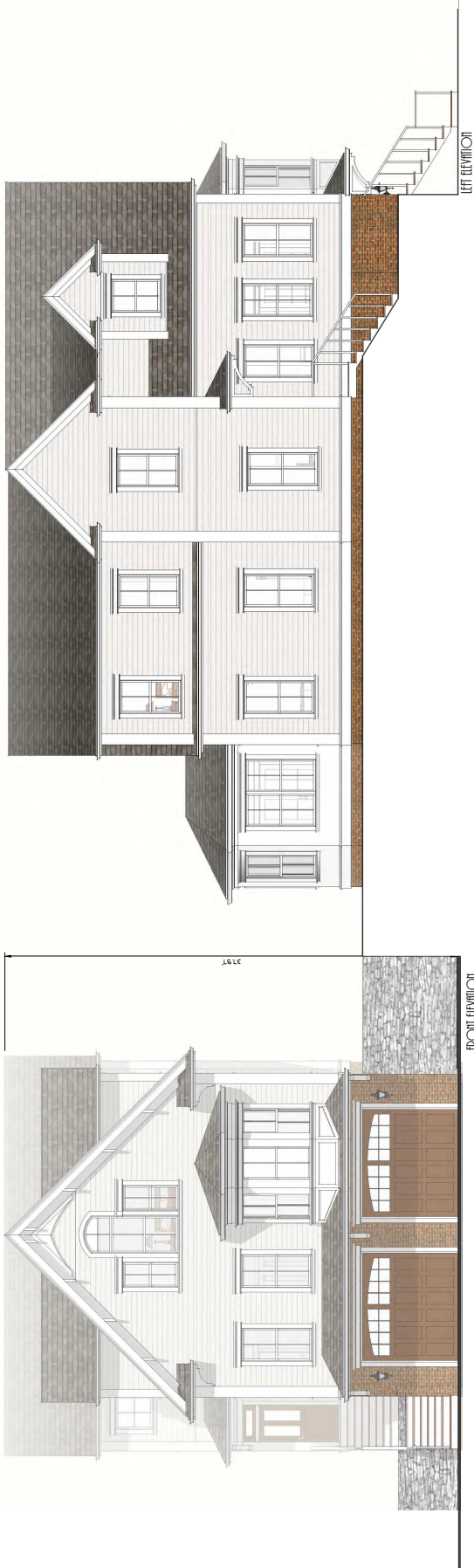




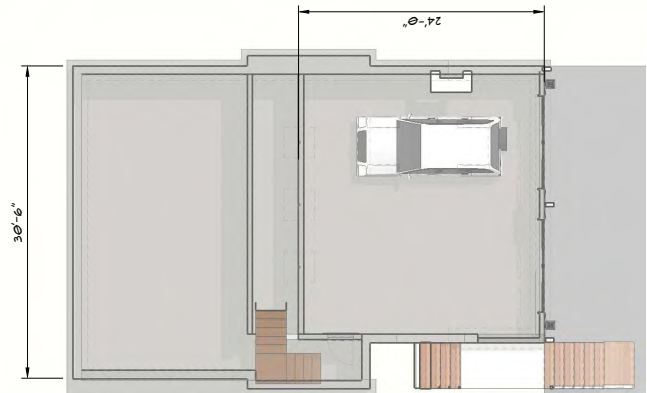
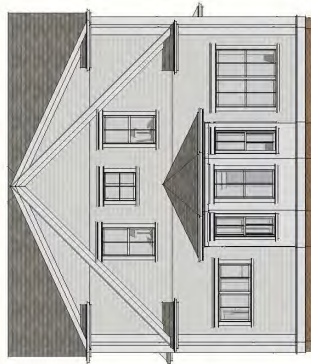
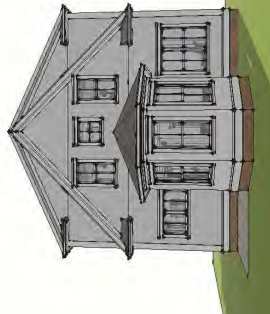
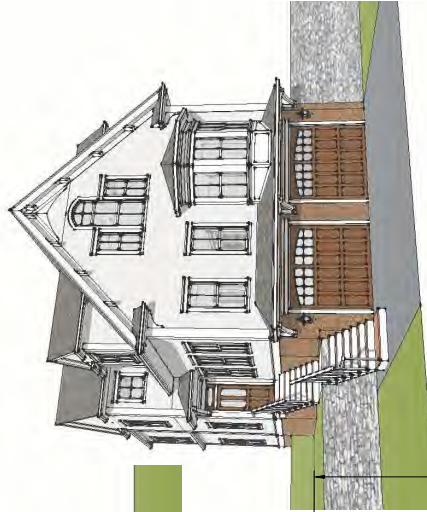
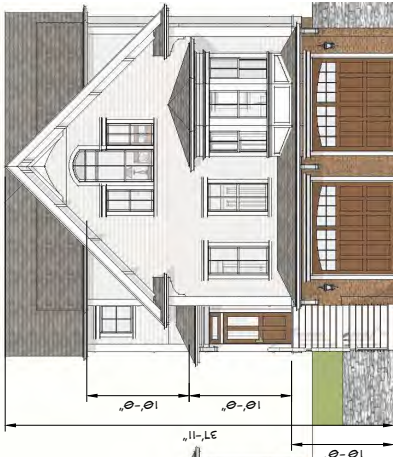


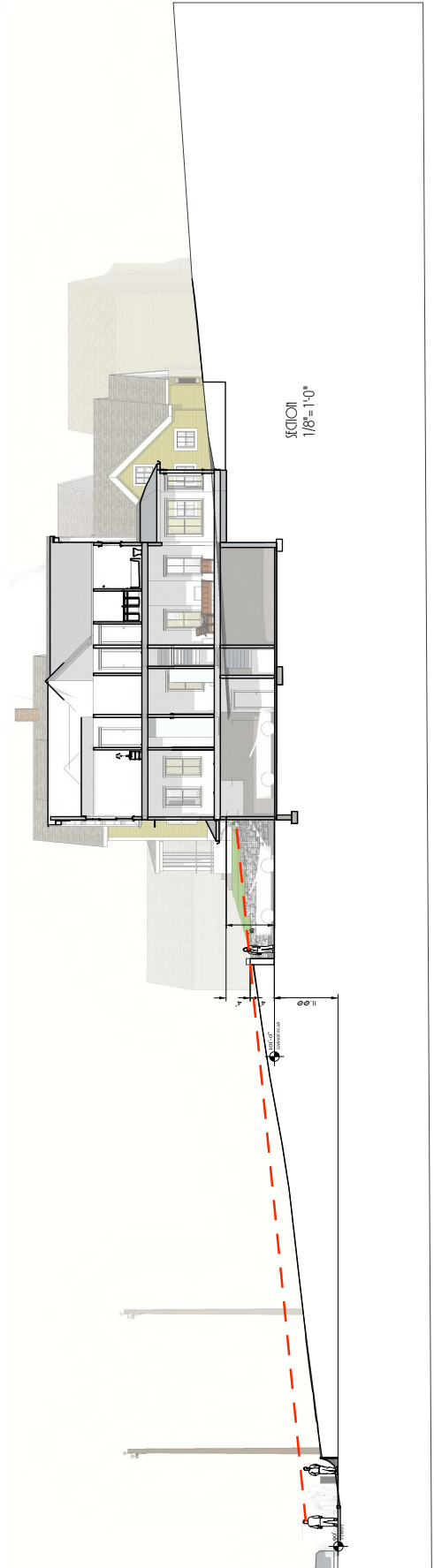






DRAWING



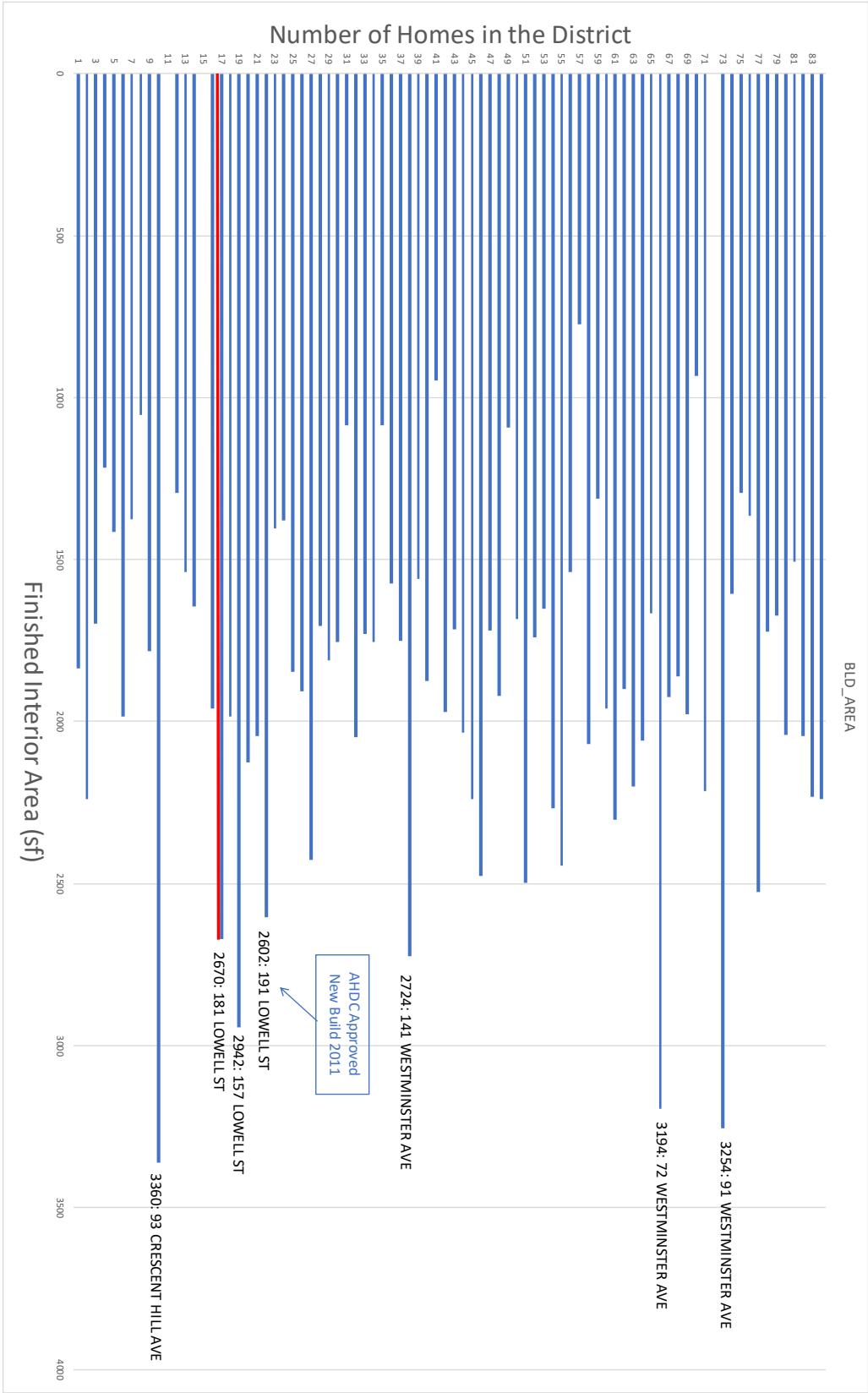




Neighboring Home Spacing (6/22/20 update)



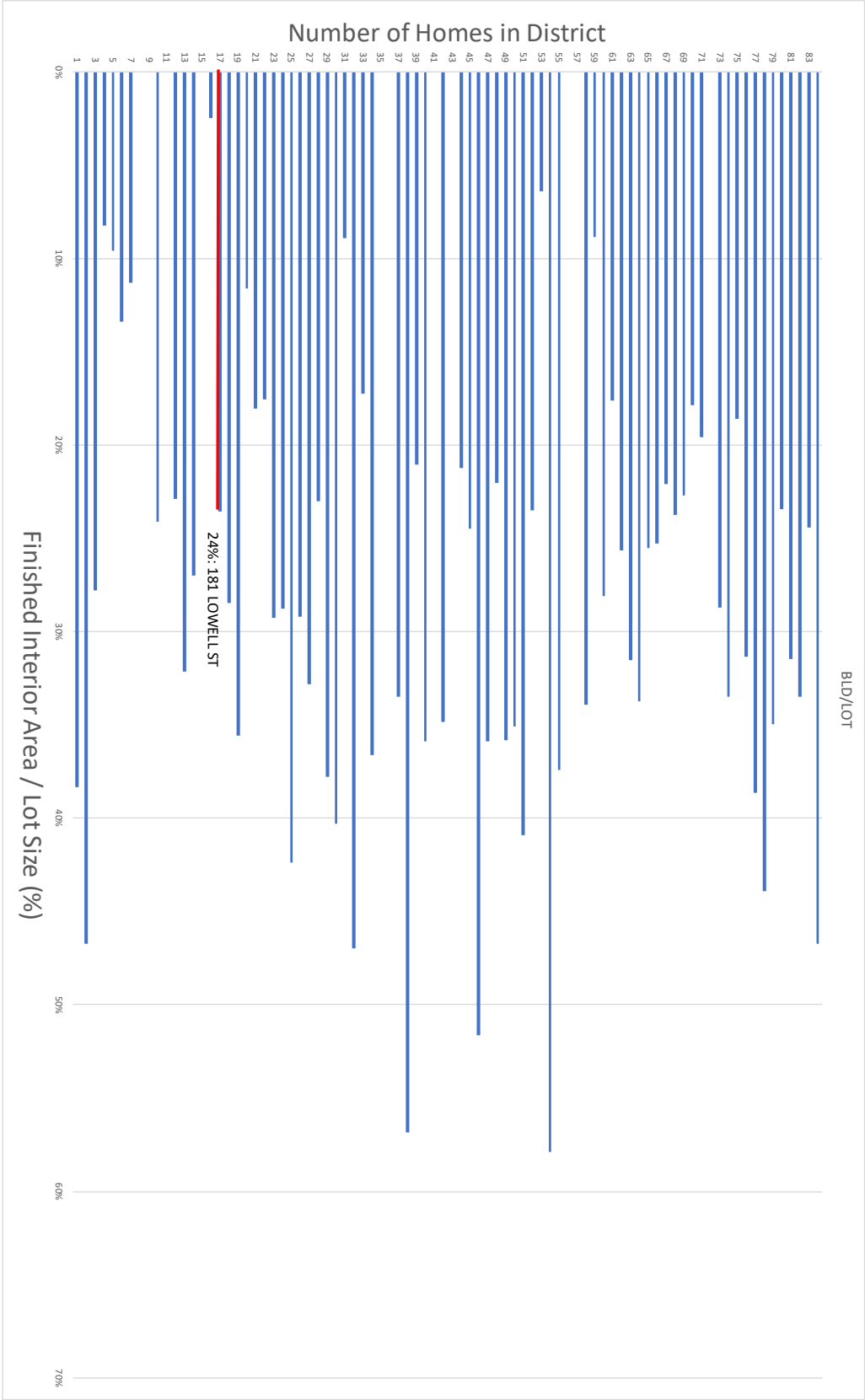
Finished Area Comparison (6/22/20 update)



Source notes:

- data source http://gis-arlingtonma.opendata.arcgis.com/datasets/85750255a7894d50b10c0b03aa2059e0_0/data
- filtered by AHDC Inventory Listing <https://www.arlingtonma.gov/home/showdocument?id=9774> Mt. Gilboa/Crescent Hill

Finished Area per Lot Size Comparison (6/22/20 update)



Source notes:

- data source http://gis-arlingtonma.opendata.arcgis.com/datasets/85750255a7894d50b10c0b03aa2059e0_0/data
- filtered by AHDC Inventory Listing <https://www.arlingtonma.gov/home/showdocument?id=9774> Mt. Gilboa/Crescent Hill